



2025-3885

RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 9-26-25 Time 10:36AM

Inst. 2025 3885  
*Jean A. Bauer*

REGISTER OF DEEDS

NUM PAGES 3  
DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
FEES 22.00 PD \_\_\_\_\_ CHG ☒ RET \_\_\_\_\_  
TOTAL 22.00  
REC'D City of Scottsbluff  
RET For Office Use

COMPUTER CO C  
PICTURED CO  
IMAGED \_\_\_\_\_

THIS PAGE INCLUDED FOR INDEXING PURPOSES

NW COR., SEC. 14  
FOUND 1" SURVEY MARKER SPIKE FLUSH  
WITH PAVEMENT  
SE TO 77.18 TO SPIKE IN POWER POLE  
SW TO 70.26 TO SPIKE IN POWER POLE  
NE TO 69.25 TO SPIKE IN POWER POLE  
NW 66.74 TO CENTER OF MANHOLE

BLOCK 1, BOONE SUBDIVISION

THE MONUMENTS FOUND AT THE SOUTHWEST CORNER OF LOT 1 AND THE SOUTHEAST CORNER OF LOT 4 DIFFER FROM THEIR CALCULATED POSITIONS BY 1.6 TO 13.6 FEET. BECAUSE THE RECOVERED SECTION MONUMENTS FIT THEIR RECORD POSITIONS SO WELL, THE SURVEYED BOUNDARY (WITH THE EXCEPTION OF THE CURVED PORTION OF U.S. HIGHWAY 26) WAS DETERMINED FROM THE RECORD BEARINGS AND DISTANCES SHOWN ON THE FINAL PLAT.

THE CURVED PORTION OF THE HIGHWAY 26 RIGHT OF WAY WAS DETERMINED BY USING THE MONUMENT AT THE APPARENT SOUTHEAST CORNER OF LOT 4 AND THE CALCULATED POSITION OF THE WEST END OF THE CURVE USING THE RADIAL DISTANCE SHOWN ON THE RECORDED PLAT.



WEST 36TH STREET

HIGHWAY 26

(R) N 2°02'43" E 2675.36  
S 2°03'46" W 2675.31

LOT 1 BLOCK 2  
CLEMENS-REINHARDT  
SUBDIVISION

LOT 2 BLOCK 2

LOT 2A  
2.142 AC.

CLEMENS-REINHARDT SUBDIVISION

20' UTILITY EASEMENT  
VACATED BY  
REC. NO. 20081226  
THIS PLAT

TURNAROUND

FOUND 1 1/4" YELLOW PLASTIC CAP MARKED "BAKER & ASSOC. BOSSE LS 603 FLUSH WITH GROUND

U.S. HWY. 26

RADIAL BEAR. =  
S 10°3'54" W

RADIAL BEAR. =  
S 14°34'2" W

APPARENT SE COR. LOT 4  
FOUND 1 1/4" YELLOW PLASTIC CAP MARKED "BAKER & ASSOC. BOSSE LS 603 FLUSH WITH GROUND AND HELD AS MARKING THE NORTH RIGHT-OF-WAY HWY. 26

W 1/4 COR., SEC. 14  
FOUND 1 1/2" ALUM. CAP FLUSH WITH PAVEMENT  
ESE TO 58.10 TO SPIKE IN POWER POLE  
SE 56.36 TO TOP OF HYDRANT  
SSE 54.11 TO X IN SW CORNER OF LIFT STATION  
WSW 80.31 TO R.O.W. MARKER

S 88°13'40" E 2650.50  
(R) S 88°15'03" E 2650.57

CENTER 1/4, SEC. 14  
FOUND 5/8" REBAR IN MANHOLE  
NNW TO 35.32 TO SPIKE IN POWER POLE  
NE TO 71.19 TO TOP OF HYDRANT  
ENE TO 1" PIPE AT BLOCK CORNER  
ESE 65.44 TO GATE STEM



COMPASS SURVEYING & MAPPING, LLC  
3253 WEST CAREFREE CIRCLE  
COLORADO SPRINGS, CO 80917  
719-354-4120  
WWW.CSAMILLC.COM

FINAL PLAT

LOTS 2A AND 4A, BLOCK 2, CLEMENS-REINHARDT SUBDIVISION,  
CITY OF SCOTT'S BLUFF,  
SCOTT'S BLUFF COUNTY, NEBRASKA



GRAPHIC SCALE  
(IN FEET)  
1 inch = 100 ft.

PROJECT NO.	24246
DATE:	MAY 23, 2025
DRAWN BY:	MSJ
CHECKED BY:	MSJ
SHEET NO.	1 OF 2

LEGAL DESCRIPTION:

Lots 2A and 4A, Block 2, Clemens-Reinhardt Subdivision, A Replat of Lots 2, 3, & 4, Block 2, Clemens-Reinhardt Subdivision, City of Scottsbluff, Scotts Bluff County, Nebraska.

Containing a calculated area of 141,705 square feet (3.253099 acres), more or less.

OWNERS STATEMENT:

The undersigned, owner of the real estate described hereon and shown on the accompanying plat, has caused such real estate to be platted as: Lots 2A and 4A, Block 2, Clemens-Reinhardt Subdivision, A Replat of Lots 2, 3, & 4, Block 2, Clemens-Reinhardt Subdivision.

The rights-of-way and easements shown on this plat are hereby dedicated to the use and benefit of the public.

Krishna Management Inc, a Wyoming corporation

By: Mammoth Patel, its CEO and President

ACKNOWLEDGEMENT:

STATE OF Wyoming  
COUNTY OF Albany } SS

Before me, a Notary Public, qualified and acting in said County, personally came Mammoth Patel, CEO and President of Krishna Management, Inc. a Wyoming corporation, known to me to be the identical person who signed the foregoing "Owners Statement and acknowledged the execution thereof to be their voluntary act and deed.

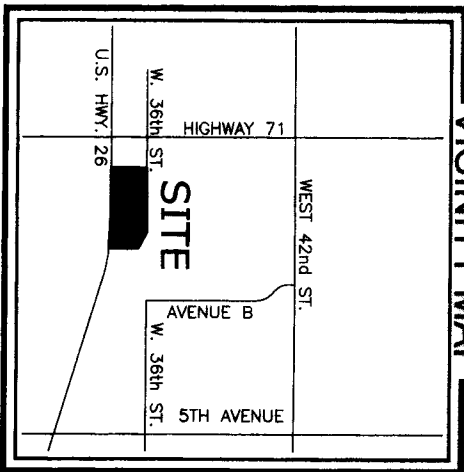
Witness my hand and seal this 20<sup>th</sup> day of June, 2025.  
Terra Fernau

My Commission expires 8/04/2030 Notary Public



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VICINITY MAP

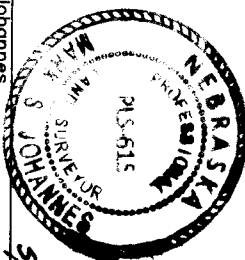


SURVEYOR'S CERTIFICATE:

Inst. 2025 3885

The undersigned Professional Land Surveyor licensed in the State of Nebraska, hereby states and declares that the accompanying plat was surveyed and drawn under his responsible charge and accurately shows the described tract of land, and subdivision thereof, and that the applicable standards of practice have been met to the best of his knowledge and belief.

This statement is neither a warranty nor guarantee, either expressed or implied.



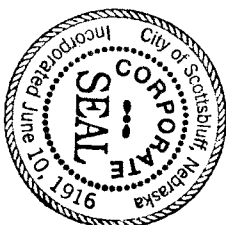
Mark S. Johannes  
Nebraska Professional Land Surveyor No. 615  
For and on behalf of Compass Surveying & Mapping, LLC

CITY APPROVAL AND ACCEPTANCE:

The foregoing Lots 2A and 4A, Block 2, Clemens-Reinhardt Subdivision, A Replat of Lots 2, 3, & 4, Block 2, Clemens-Reinhardt Subdivision was approved by the Mayor and City Council of the City of Scottsbluff, Nebraska by Resolution passed this 21<sup>st</sup> day of July, 2025.

By: Betsy Vidlak, Mayor

Attested: Kimberley Wright, City Clerk



FINAL PLAT

LOTS 2A AND 4A, BLOCK 2, CLEMENS-REINHARDT SUBDIVISION,  
CITY OF SCOTTSBLUFF,  
SCOTTS BLUFF COUNTY, NEBRASKA

PROJECT NO.	24246
DATE:	MAY 23, 2025
DRAWN BY:	MSJ
CHECKED BY:	MSJ
SHEET NO.	2 OF 2